064.0	0001	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	843,000 /	843,000
					USE VALUE:	843,000 /	843,000
					ASSESSED:	843,000 /	843,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
165	-167	MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NALBANDYAN ARAM
Owner 2:	
Owner 3:	
Street 1:	41 BROWNING RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	NALBANDYAN ARAM/TRUSTEE -
Owner 2:	165-167 MYSTIC ST TRUST -
Street 1:	167 MYSTIC STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,345 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Wood Shingle Exterior and 2388 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6345.000	458,500		384,500	843,000
Total Card	0.146	458,500		384,500	843,000
Total Parcel	0.146	458,500		384,500	843,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 353.02 | /Parcel: 353.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 41118
GIS Ref
GIS Ref
Insp Date 06/11/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 064.0-0001-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	458,600	0	6,345.	384,500	843,100	843,100	Year End Roll	12/18/2019
2019	104	FV	355,500	0	6,345.	357,100	712,600	712,600	Year End Roll	1/3/2019
2018	104	FV	355,500	0	6,345.	357,100	712,600	712,600	Year End Roll	12/20/2017
2017	104	FV	333,500	0	6,345.	313,100	646,600	646,600	Year End Roll	1/3/2017
2016	104	FV	333,500	0	6,345.	285,600	619,100	619,100	Year End	1/4/2016
2015	104	FV	297,500	0	6,345.	252,700	550,200	550,200	Year End Roll	12/11/2014
2014	104	FV	297,500	0	6,345.	239,000	536,500	536,500	Year End Roll	12/16/2013
2013	104	FV	309,400	0	6,345.	227,400	536,800	536,800		12/13/2012

!5548!

PRINT

Date	Time
12/10/20	20:25:18

LAST REV

Date	Time
03/02/19	13:38:00

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5548

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NALBANDYAN ARAM	51909-510		11/20/2008	Family	1	No	No		
NALBANDYAN ARAM	49180-163		3/27/2007	Family	1	No	No		
NALBANDYAN ARAM	49171-279		3/26/2007	Family	1	No	No		
NALBANDYAN ARAM	46107-463		9/19/2005	Family	1	No	No		
NALBANDYAN ARAM	42996-96		6/8/2004	Family	1	No	No		
NALBANDYAN ARAM	42996-67		6/8/2004	Family	1	No	No		
NALBANDYAN ARAM	33971-568		11/2/2001	Family	1	No	No		
CANNIFF JOHN E	28642-493		5/29/1998		299,900	No	No		Y

USER DEFINED

Prior Id # 1:	41118
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/11/2009	Measured	189	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	263	PATRIOT
7/31/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6345		Sq. Ft.	Site		0	70.	0.87	12			Med. Tr	-10					384,521						384,500	

Total AC/HA: 0.14566 | Total SF/SM: 6345 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 384,521 | Spl Credit | Total: 384,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	40	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08969843
Const Adj.:	0.98000205
Adj $ / SQ:	181.544
Other Features:	111000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	622923
Depreciation:	164452
Depreciated Total:	458471

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

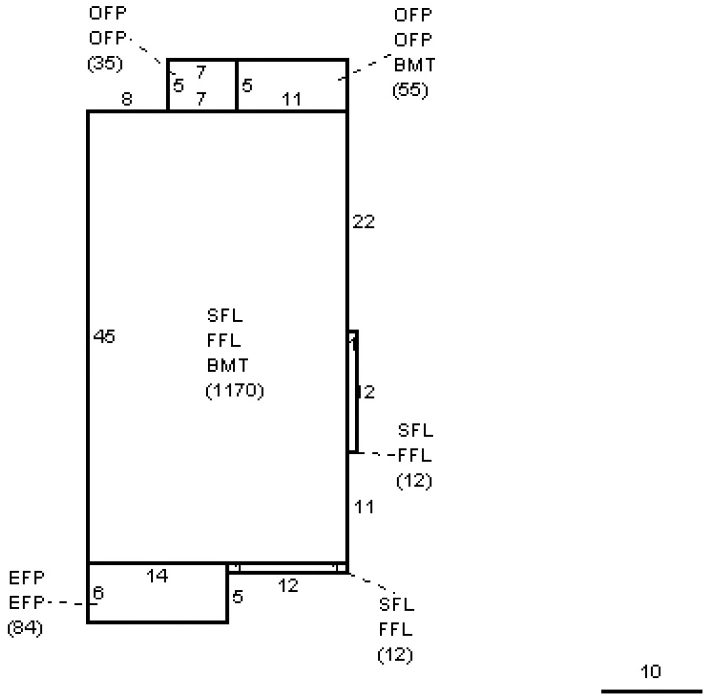
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	181.54
Special Features:	0	Val/Su Net:	115.75
Final Total:	458500	Val/Su SzAd	192.00

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,225	54.460	66,717
FFL	First Floor	1,194	181.540	216,764
SFL	Second Floor	1,194	181.540	216,764
OFP	Open Porch	180	25.150	4,528
EFP	Enclos Porch	168	42.560	7,150

Net Sketched Area:	3,961	Total:	511,923
Size Ad	2388	Gross Are	3961	FinArea	2388
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

064.0-0001-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc